WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140088407 DEEDWARR
Recvd: 11/24/14 14:10 2 pgs
Fees:13.00 Taxes:388.50
20141124-0108157

KIMIE TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles D. Finfrock	Presidential Bank, FSB	052130B02300CO
(NAME)	(NAME)	
7292 Ainsley Drive	4600 East West Highway, # 400	
(ADDRESS)	(ADDRESS)	
Huntington Beach, CA 92648	Bethesda, MD 20814	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Tara S. Apgar, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles D. Finfrock and Jennifer Finfrock, Husband and Wife**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 70 , as shown on plan of Phase II-B, River Glen, as shown on plat of record in Plan Book 6900, Page 819, said Register's Office of Davidson County, Tennessee, and as shown on the Master Deed and ByLaws for River Glen, a Horizontal Property Regime, filed, as Exhibit "C" to and established by the Master Deed of record in Book 7566, Page 571, and as amended in Book 7724, Page 293 and Instrument No. 200409150111299, said Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Tara S. Apgar, unmarried by Warranty Deed dated 11/30/2012 from Michael S. Bligh, Trustee of the Aronis Revocable Living Trust of record in Instrument 201211300109985, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6900, Page 819, said Register's Office.

Master Deed and By-Laws filed for record in Book 7566, Page 571, said Register's Office.

Said Master Deed and Bylaws were amended of record in Book 7724, Page 293, said Register's Office.

Said Master Deed and Bylaws were amended of record in Instrument 200409150111299, said Register's Office.

Charter of record in Instrument 200204250051348, said Register's Office.

Resolution of record in Instrument 200409150111301, said Register's Office.

Articles of Incorporation for River Glen Homeowners Association of record in Book 8069, Page 158, said Register's Office

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2523 Sonar Street, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of November, 2014.

Tara S. Apgar

State of Tennessee
County of Wilson

Personally appeared before me Tara S. Apgar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of November, 2014.

Notary Public
My Commission Expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122